

## Balance Sheet

Properties: North Pointe Condominium Owners Association - 360 N 500 W Bountiful, UT 84010

As of: 05/31/2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
<b>ASSETS</b>	
<b>Cash</b>	
Checking - Cash in Bank	37,844.81
Savings/Reserve Account	106,251.27
<b>Total Cash</b>	<b>144,096.08</b>
<b>TOTAL ASSETS</b>	<b>144,096.08</b>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>Liabilities</b>	
Prepaid Rent	6,528.27
<b>Total Liabilities</b>	<b>6,528.27</b>
<b>Capital</b>	
Retained Earnings	128,595.64
Calculated Retained Earnings	19,470.48
Calculated Prior Years Retained Earnings	-10,498.31
<b>Total Capital</b>	<b>137,567.81</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>144,096.08</b>

# Income Statement

Welch Randall

Properties: North Pointe Condominium Owners Association - 360 N 500 W Bountiful, UT 84010

As of: May 2023

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Association Dues	9,689.00	100.00	49,088.97	100.00
Late Fee	0.00	0.00	0.00	0.00
<b>Total Operating Income</b>	<b>9,689.00</b>	<b>100.00</b>	<b>49,088.97</b>	<b>100.00</b>
<b>Expense</b>				
<b>North Pointe Condominiums</b>				
NPC- Garbage	423.07	4.37	1,753.37	3.57
NPC- Insurance	872.75	9.01	4,106.61	8.37
NPC- Property Maintenance	14.46	0.15	14.46	0.03
NPC- Telephone	163.14	1.68	801.64	1.63
NPC- Water & Electricity	1,615.54	16.67	7,948.06	16.19
NPC- Plumbing	0.00	0.00	0.00	0.00
NPC- Gas	69.00	0.71	616.04	1.25
NPC- Elevator	416.44	4.30	2,082.20	4.24
NPC- Alarm System	127.80	1.32	639.00	1.30
NPC- Miscellaneous	0.00	0.00	153.75	0.31
NPC- Landscaping	0.00	0.00	2,452.23	5.00
NPC- Snow Removal	2,138.33	22.07	2,138.33	4.36
NPC- Garage Repairs	0.00	0.00	0.00	0.00
NPC- Cleaning	820.00	8.46	4,510.00	9.19
NPC- Annual Inspection	0.00	0.00	494.00	1.01
NPC- Sewer	0.00	0.00	4,752.00	9.68
NPC- Landscape Additions	0.00	0.00	0.00	0.00
NPC- Office Supplies	0.00	0.00	8.53	0.02
NPC- Legal Fees	0.00	0.00	356.00	0.73
<b>Total North Pointe Condominiums</b>	<b>6,660.53</b>	<b>68.74</b>	<b>32,826.22</b>	<b>66.87</b>
<b>Property Management</b>				
Management Fee	650.00	6.71	3,250.00	6.62
<b>Total Property Management</b>	<b>650.00</b>	<b>6.71</b>	<b>3,250.00</b>	<b>6.62</b>
<b>Real Estate</b>				
<b>Administrative</b>				
Bank Fees /Interest	0.00	0.00	31.00	0.06
<b>Total Administrative</b>	<b>0.00</b>	<b>0.00</b>	<b>31.00</b>	<b>0.06</b>
<b>Total Real Estate</b>	<b>0.00</b>	<b>0.00</b>	<b>31.00</b>	<b>0.06</b>

## Income Statement

Account Name	Selected Month	% of Selected Month	Year to Month End	% of Year to Month End
Total Operating Expense	7,310.53	75.45	36,107.22	73.55
NOI - Net Operating Income	2,378.47	24.55	12,981.75	26.45
<b>Other Income &amp; Expense</b>				
<b>Other Income</b>				
Special Assessment	1,535.77	15.85	6,429.41	13.10
Interest on Bank Accounts	13.37	0.14	59.32	0.12
<b>Total Other Income</b>	<b>1,549.14</b>	<b>15.99</b>	<b>6,488.73</b>	<b>13.22</b>
<b>Net Other Income</b>	<b>1,549.14</b>	<b>15.99</b>	<b>6,488.73</b>	<b>13.22</b>
Total Income	11,238.14	115.99	55,577.70	113.22
Total Expense	7,310.53	75.45	36,107.22	73.55
<b>Net Income</b>	<b>3,927.61</b>	<b>40.54</b>	<b>19,470.48</b>	<b>39.66</b>